

## SHELTER HOLDINGS

IHIF COMMERCIAL | 10.23.2017

#### SITE VIEWS

- 1 Long: Lake Sammamish / Seattle / The Olympics (++)
- 2 Short: Woods (++)
- 3 Short: Swedish surface parking / Long: Cougar Mountain (+)
- 4 Short: 6-story Swedish MOB & Hospital (+)
- 5 Long: Tiger Mountain (+)
- 6 Short: 6-story residential (+)
- 7 Long: 3-story residential / Highlands hills (+)
- 8 Short: Gas station (--)
- 9 Short: Grocery store (-)
- **Short:** 3-story residential (future) (+)



NOTE: Site propoerty lines are approximate





#### **OFF-SITE** PHOTO VIEWS

- 1 Of residential development
- 2 Of residential development (construction start)
- Gas station
- 4 Neighboring empty site
- 5 Residential façade
- 6 Residential corner view
- 7 Residential façade
- 8 Swedish MOB
- 9 Vacant field
- 10 Corner development

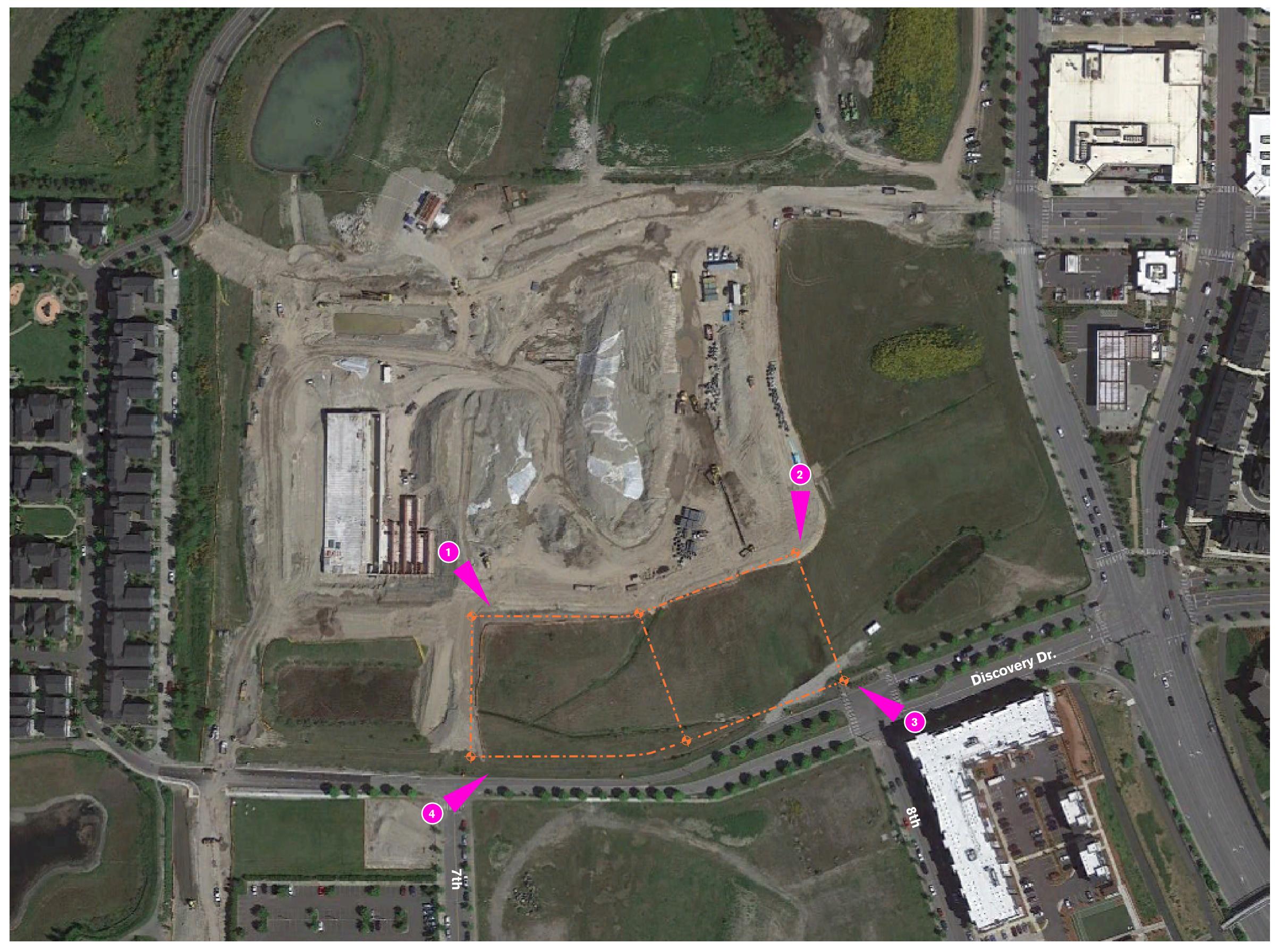


NOTE: Site propoerty lines are approximate





#### FROM SITE PHOTO VIEWS



NOTE: Site propoerty lines are approximate



#### FEATURES: NATURAL & MAN-MADE

UV= Urban Village Zoning



NOTE: Site propoerty lines are approximate





#### **OFF-SITE** PHOTO VIEWS



#### FROM SITE PHOTO VIEWS











#### SITE ACCESS: OPPORTUNITIES & CONSTRAINTS

#### **Vehicular Entry/Exits Opportunities:**

East & West: Mid-block

North: Multiple locations along block

• South: Mid-block

#### **Vehicular Entry/Exits Constraints:**

1. Corners

2. Median island along east end of site at Discovery Drive

#### **Pedestrian Entry/Exits Opportunities:**

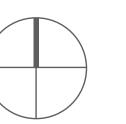
Public sidewalks ring the site. Crosswalk locations at all corners and at select locations across from future residential development

#### **Pedestrian Entry/Exits Constraints:**

None



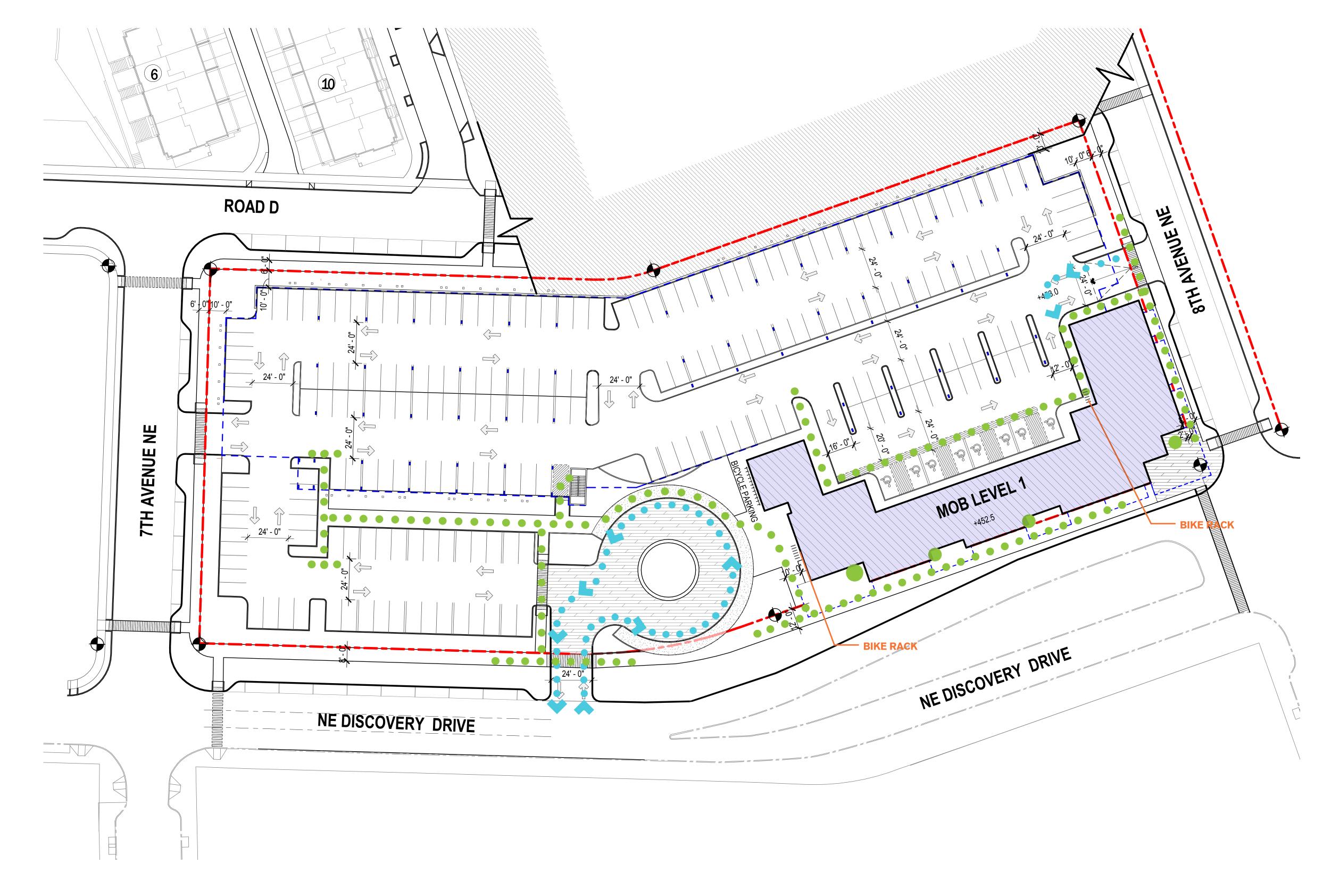




# LEVEL 1: BIKE & PEDESTRIAN CIRCULATION

• • • • • Bike

• • • • • Pedestrian





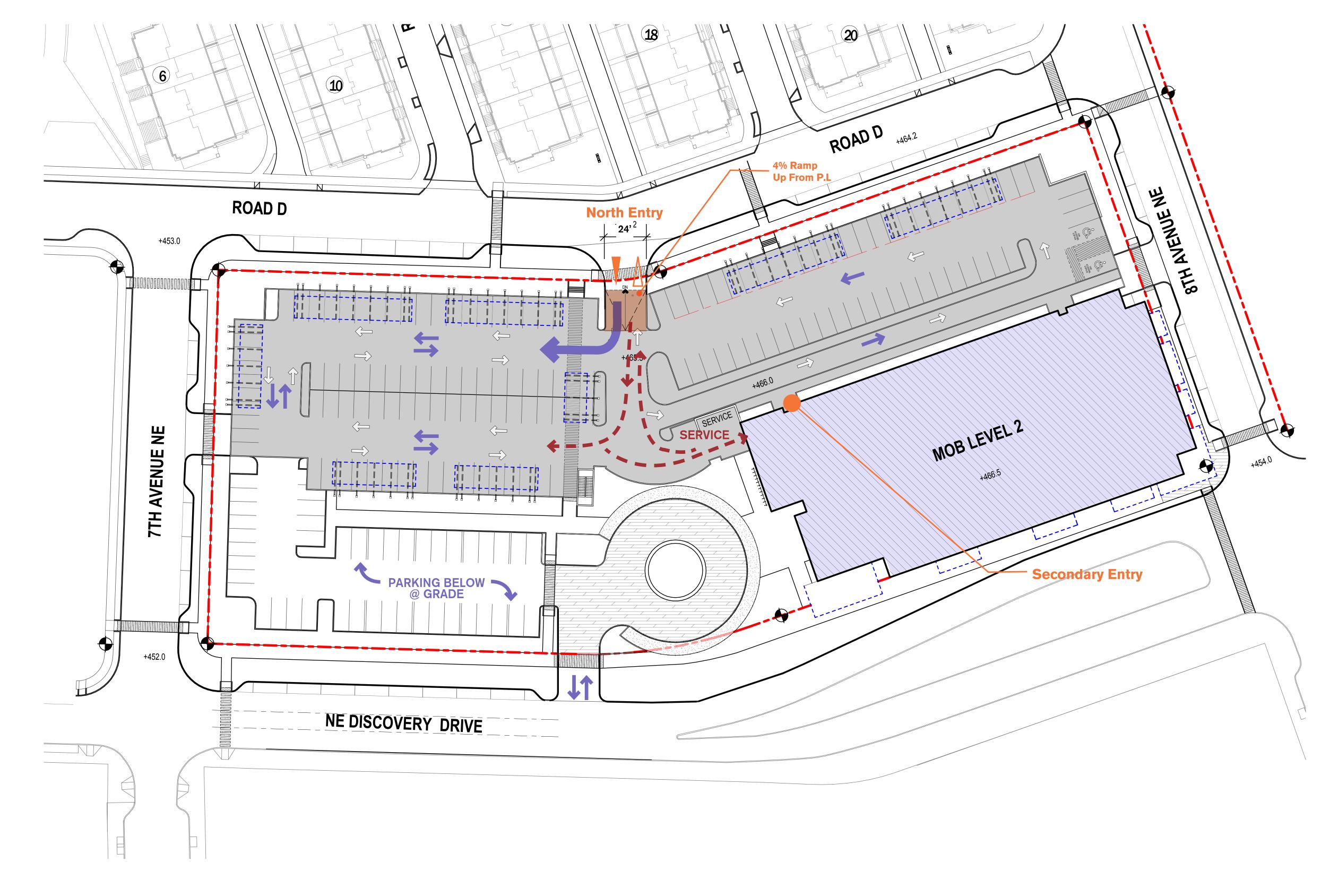


## LEVEL 2: VEHICULAR CIRCULATION



#### **Solid Waste Service:**

- 1. 88,000gsf of office/retail
- 2. Results in 12 cu. yds. of waste/recycling per day
- 3. Equates to 60 cu. yds. per week
- 4. Presume Two (2) services per week, results in 30 cu. yds. per service
- 5. 15 cu. yds. of waste (exterior location) and 15 cu. yds. of recycling (interior location)
- 6. Presume 4 4 cu. yd. rolling containers for waste
- 7. Presume 4 4 cu. yd. rolling containers for recycling
- 8. Exterior enclosure of 10' by 30'
- 9. Interior room of 14' by 30'







#### LEVEL 1: VEHICULAR CIRCULATION

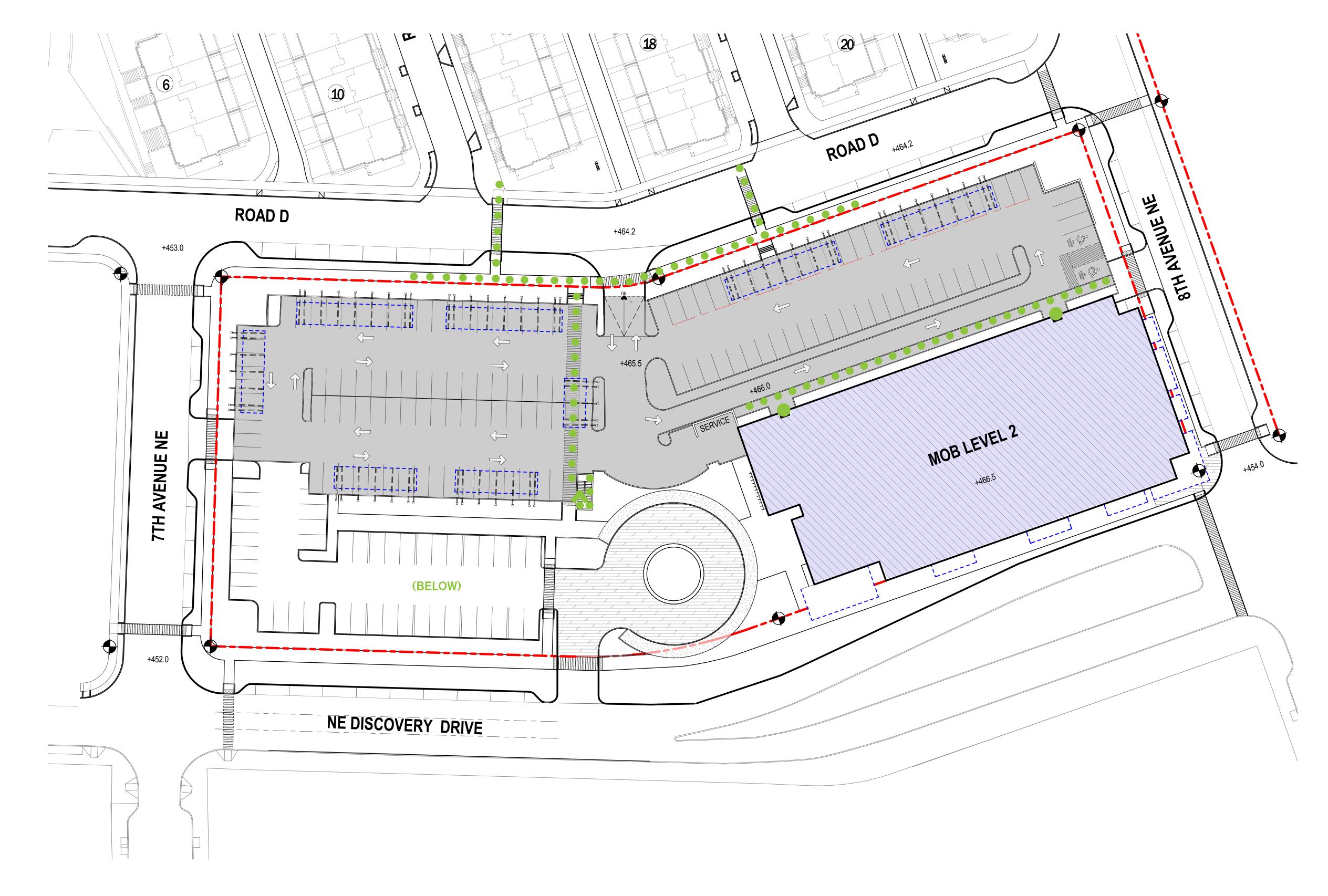






## LEVEL 2: BIKE & PEDESTRIAN CIRCULATION

BikePedestrian







#### LEVEL 1: PARKING

#### PARKING TABULATION

LOT AREA: 123,102 SF

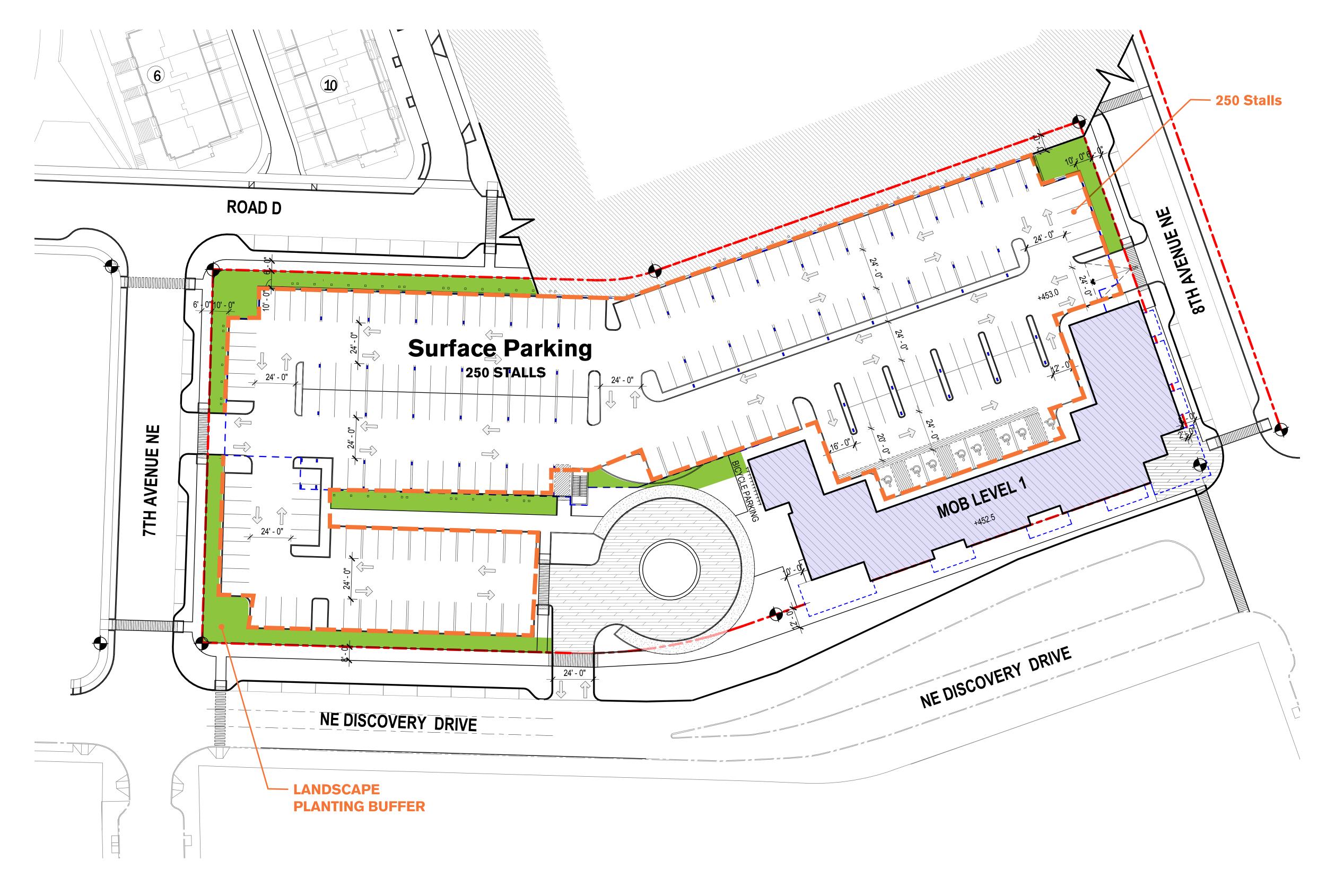
L1=12,888SF / L2= 26,963 SF TOTAL= 39,851 SF MEDICAL OFFICE BUILDING:

PARKING SPACES PROVIDED:

	LEVEL 1	LEVEL 2	TOTAL
STANDARD (9.5' x 18.5')	110	51	161
ACCESSIBLE (9.5' x 18.5')	8	0	8
VAN / ACCESSIBLE (11' x 18.5')	0	2	2
COMPACT (8' x 16')	104	87	191
ON-STREET (6' x 20')	29	0	29
OVERALL TOTAL PARKING			391

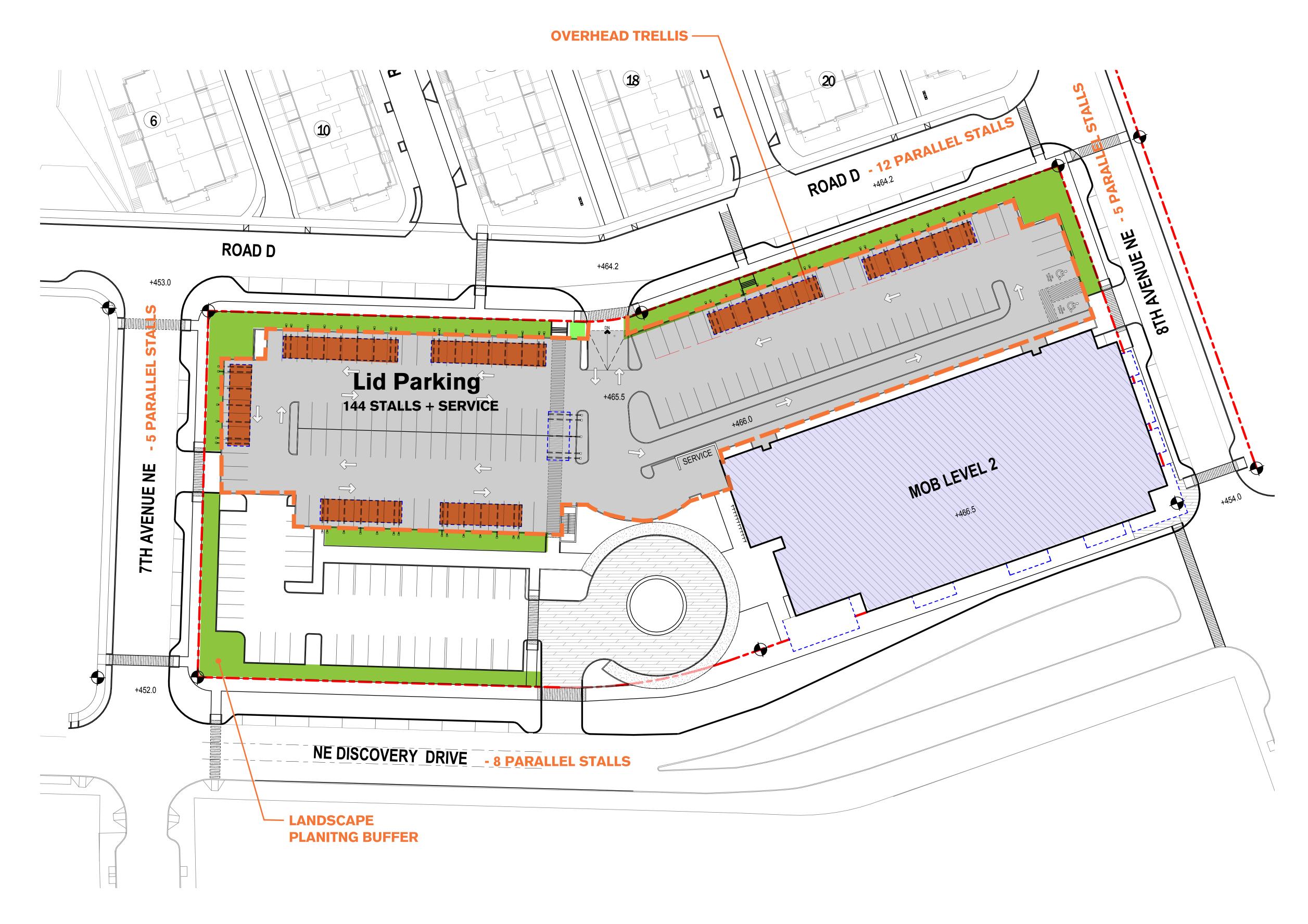
#### PARKING SUMMARY

	MINIMUM	PROVIDED	MAXIMUM
STANDARD	106	161	166
ACCESSIBLE	8	8	8
VAN / ACCESSIBLE	2	2	2
COMPACT	175	191	264
ON-STREET	-	29	-
OVERALL TOTAL PARKING	291	391	440





#### LEVEL 2: PARKING

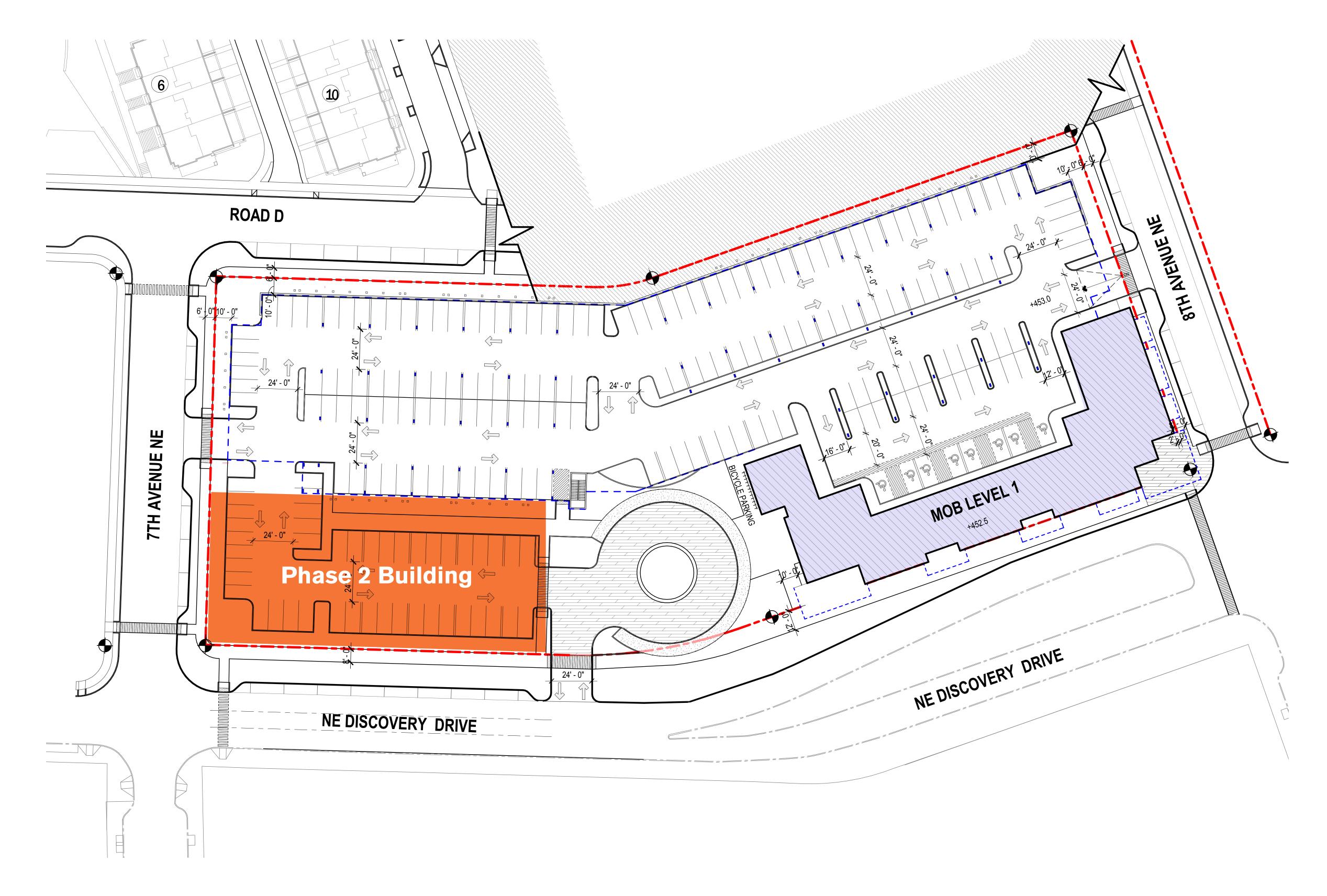




#### PHASE 2 BUILDING

20,000 GSF PER FLOOR **AREA:** 

PARKING: 120 STALLS







#### SITE VIEW:

#### ALONG NE DISCOVERY DRIVE



**MIDPOINT 7TH AVENUE NE** 





## LOOKING EAST







## LOOKING NORTH





## LOOKING SOUTH





## LOOKING WEST



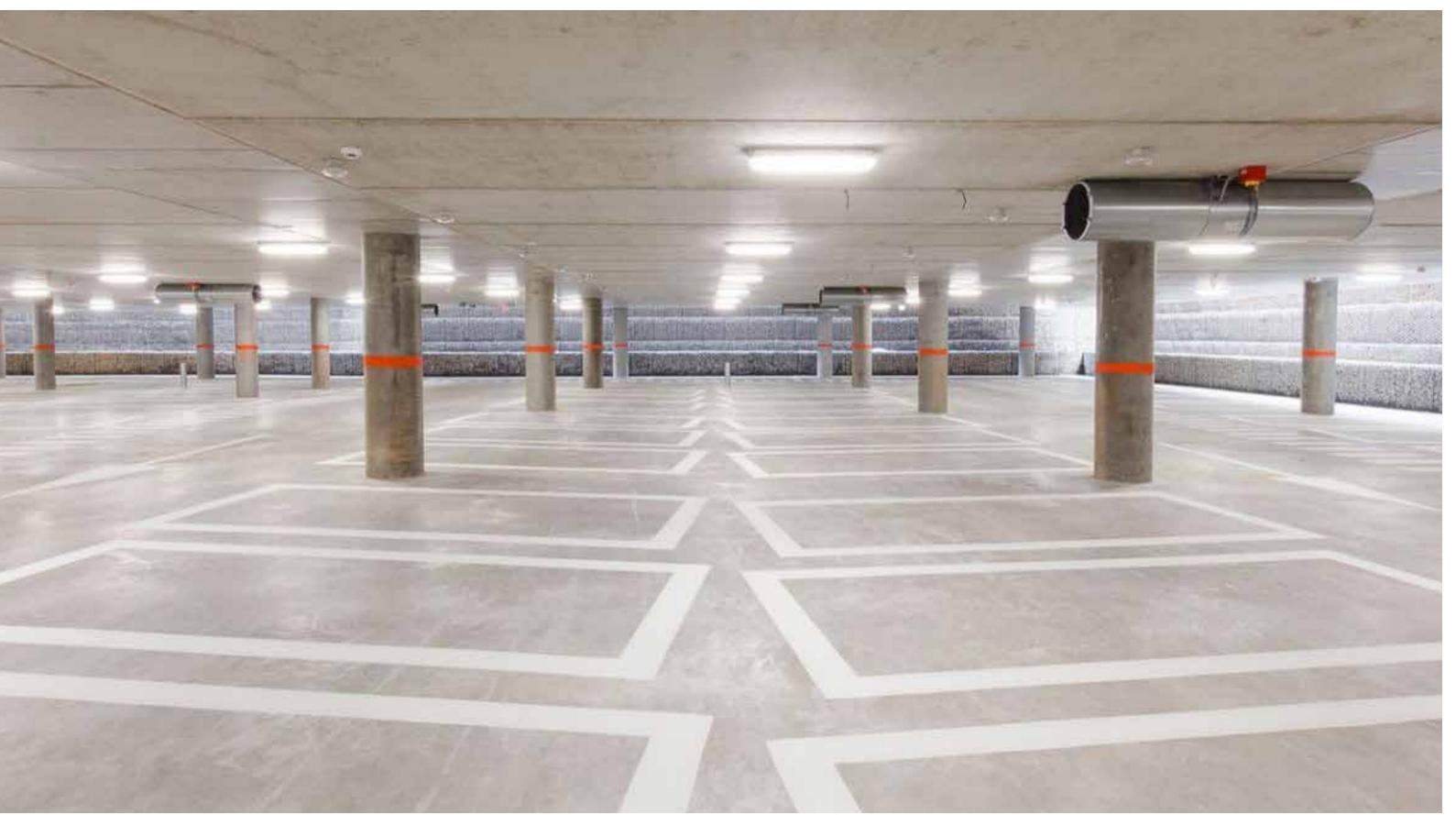


#### BUILDING INSPIRATION

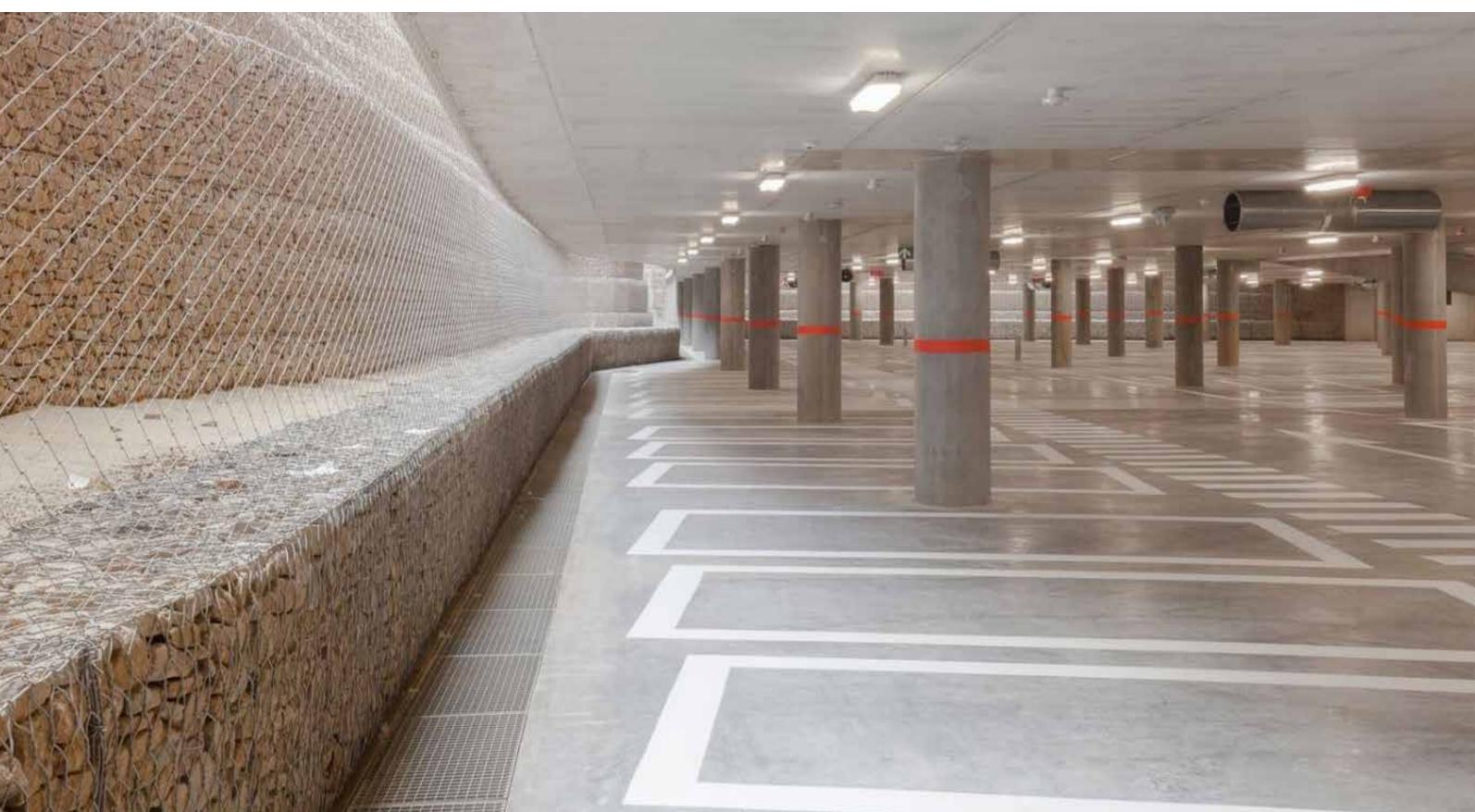


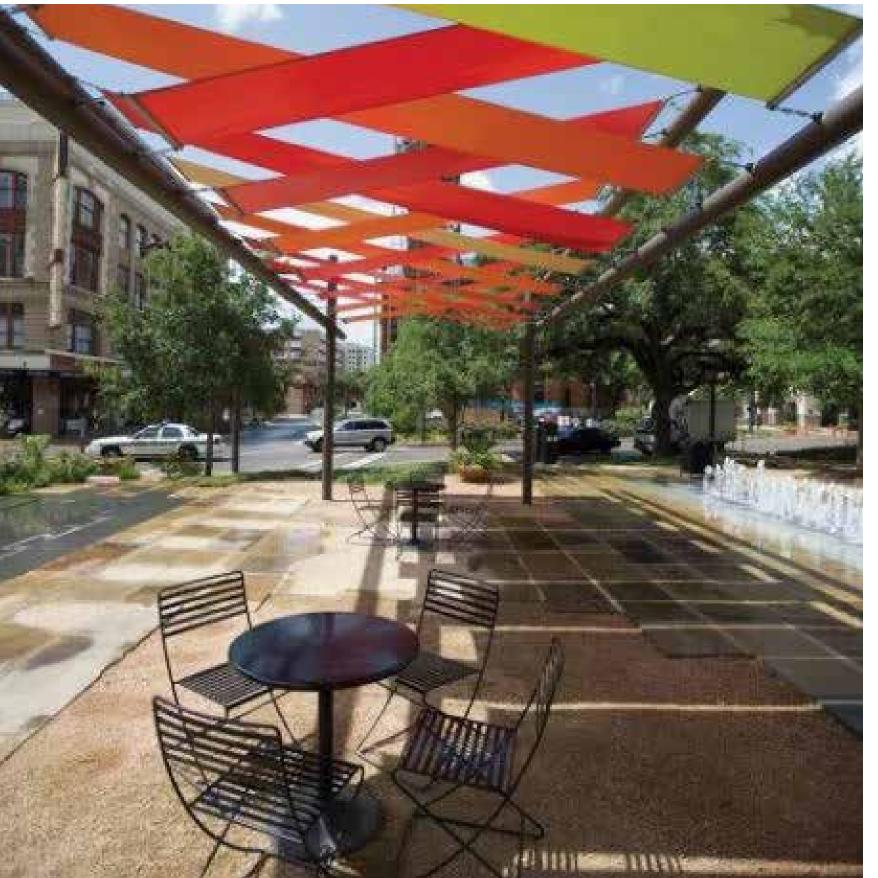
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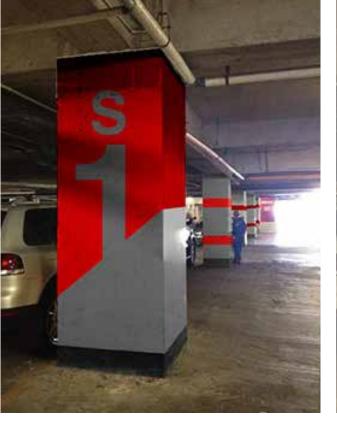






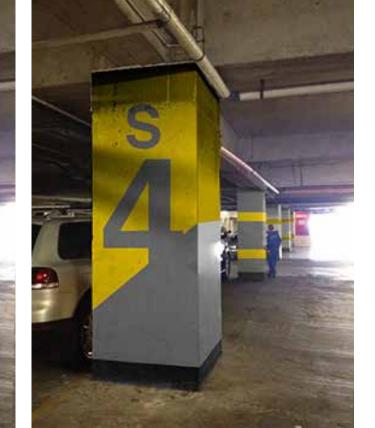


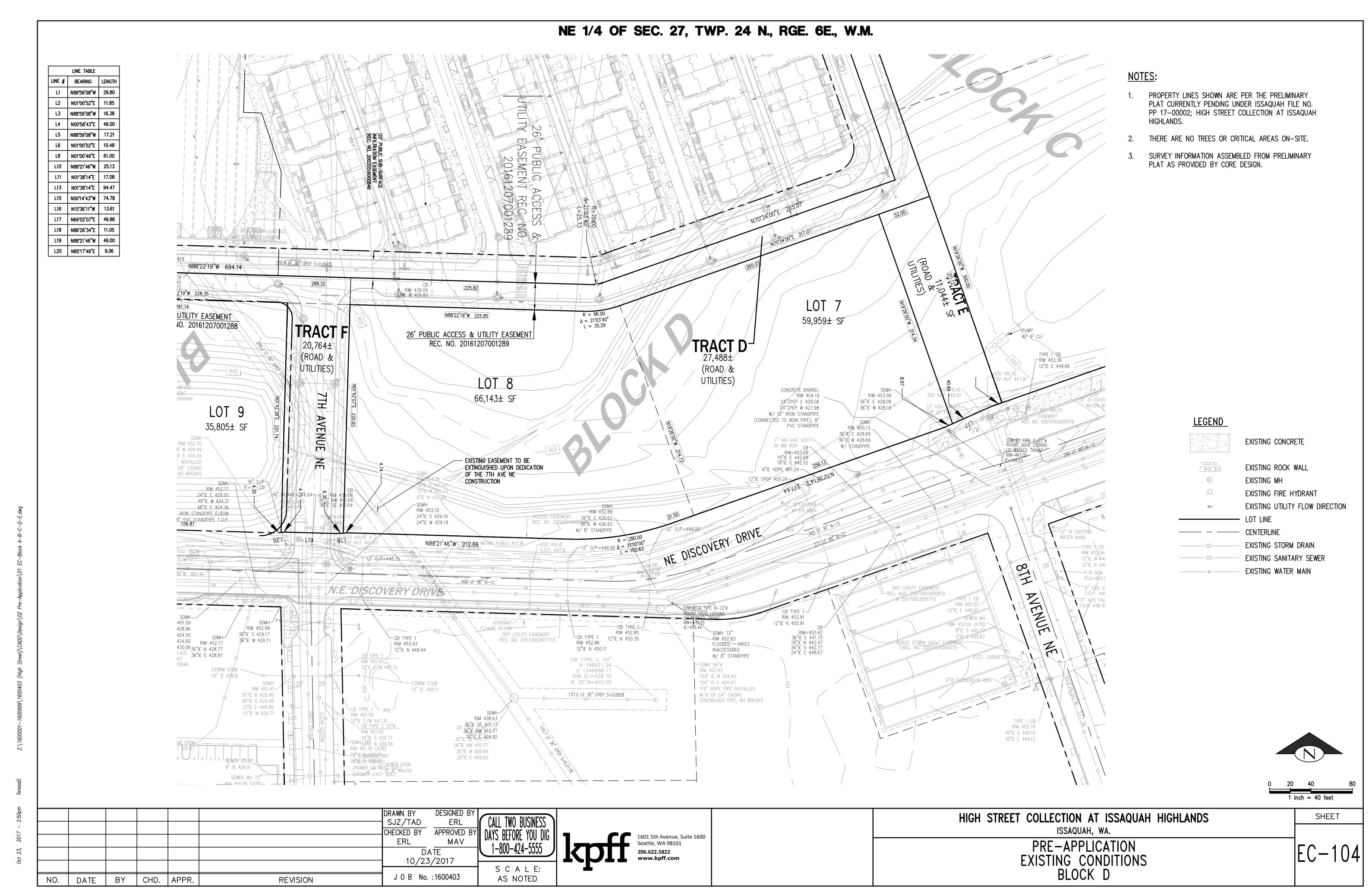


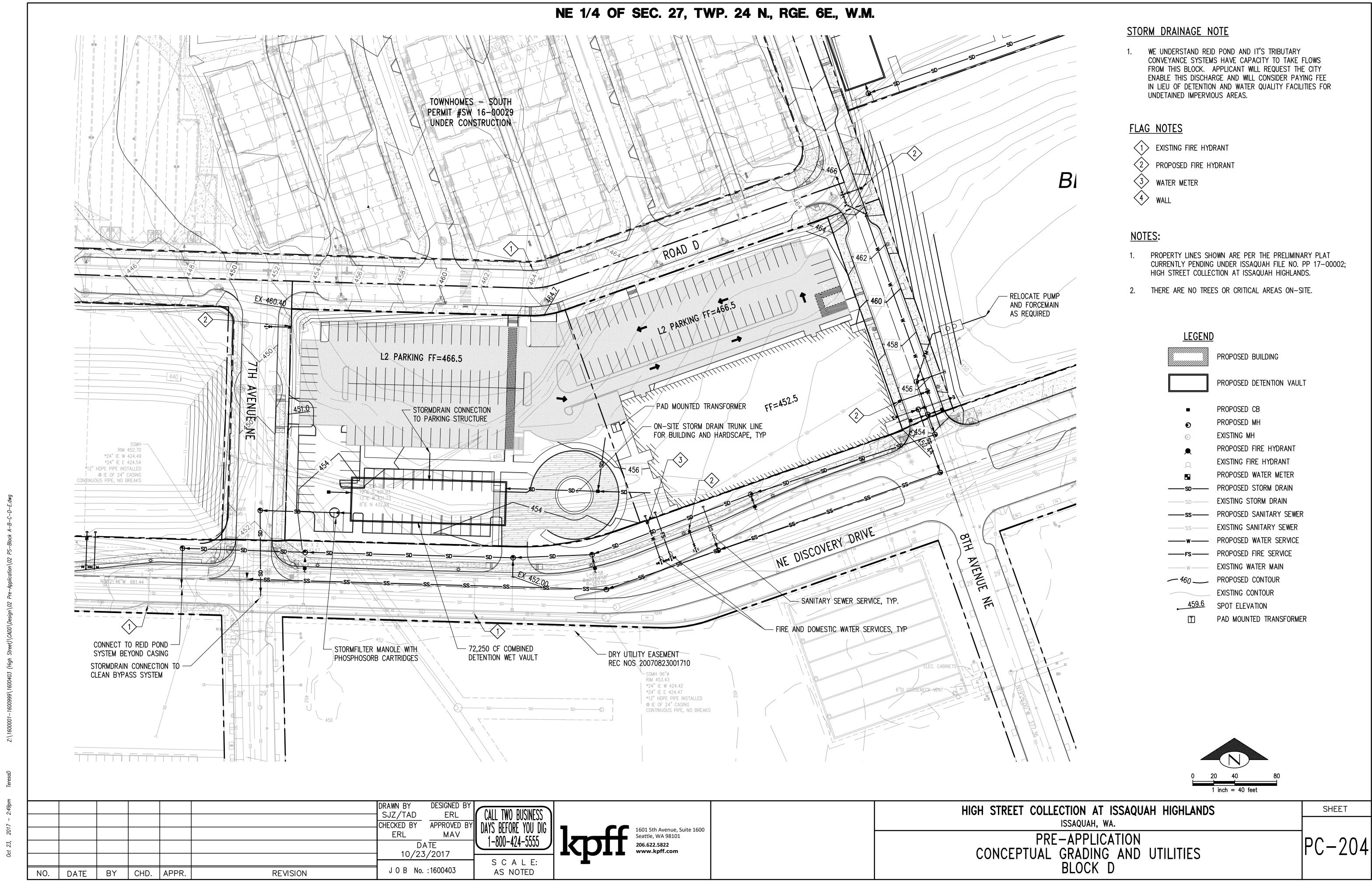




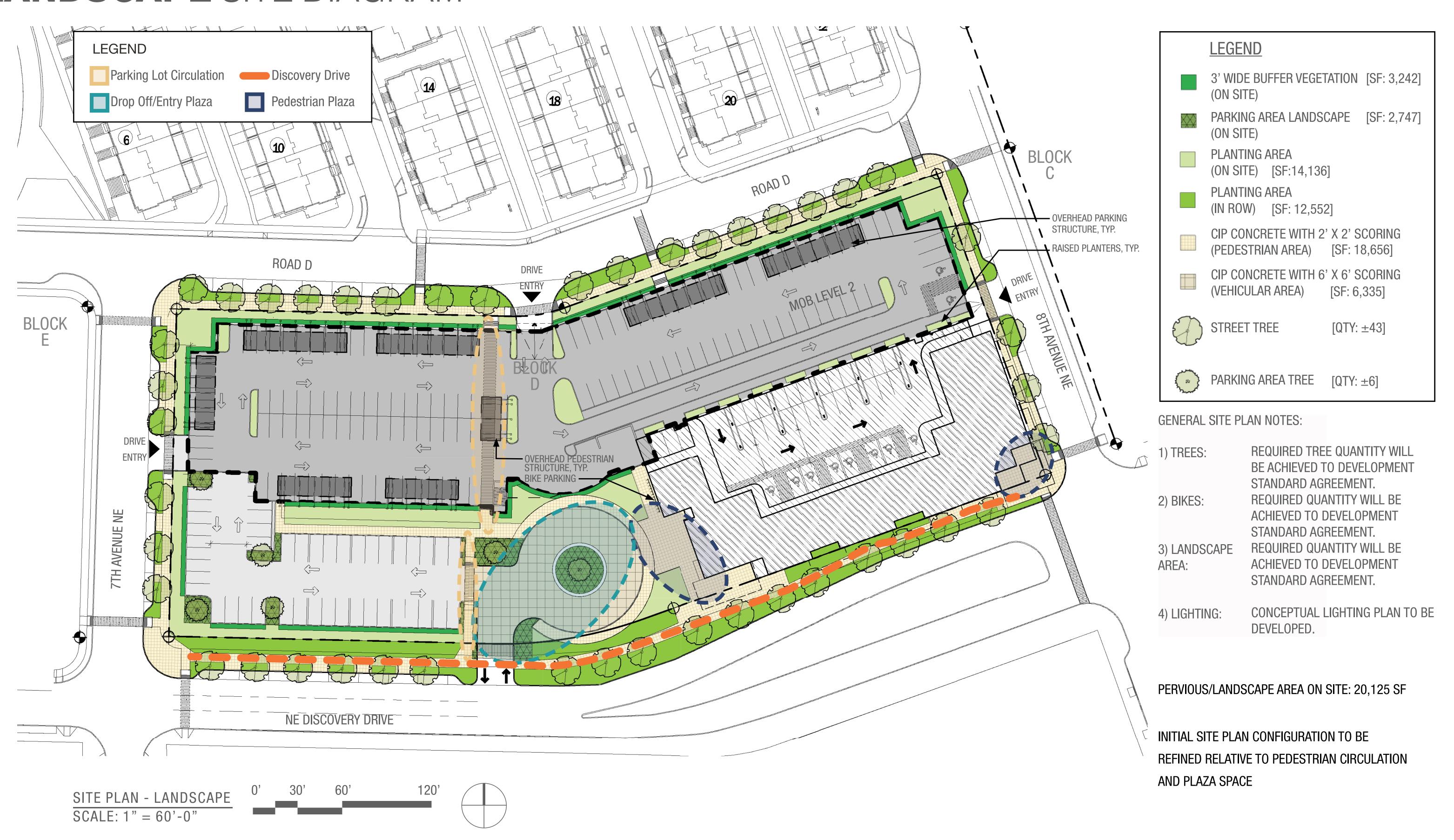








#### LANDSCAPE SITE DIAGRAM





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#### LANDSCAPE CHARACTER IMAGES







Landscape buffer and pedestrian seating

Parking Lot Circulation



Street tree canopy layers with evergreen understory

Parking Structure Screening



Differing textures + heights provide variety



Islands break up parking and protect pedestrian mews/plazas





Pedestrian Plaza



Pedestrian focused experience along Discovery Drive



Semi-public retail spill out activates sidewalk



Redmond City Hall - Planted island adjacent to parking lot

Drop Off / Entry Plaza



Discovery Drive

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#### LANDSCAPE SITE FURNITURE



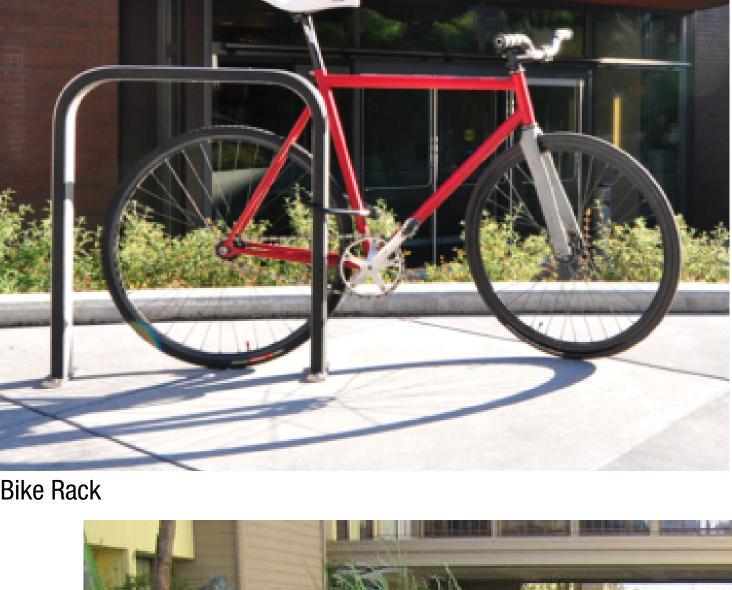




Bench









Metal Area Drain Cover



Vehicular Lighting



Bollards with integral light



Manufactured Planters

